

Monday, July 06, 2015

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

**** EXPERIENCED TECHNICAL DIFFICULTIES DURING THIS MEETING ****

ROLL CALL:

PRESENT: Aeron Arlin-Genet, Glenn Marshall, Leslie Terry and Chairperson Ellen Carroll

ABSENT: None

Chairperson Ellen Carroll opens meeting.

Chairperson Carroll: states we are experiencing continued technical difficulties and we will need to take a break.

Chairperson Carroll: reconvenes the meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. June 1, 2015 SRB DRAFT Minutes

Aeron Arlin-Genet: states she will be abstaining from the vote due to no attendance at the June 1st meeting.

Consent item 2 is approved via voice vote by the County Subdivision Review Board with Aeron Arlin-Genet abstaining, and is available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron			x	
Marshall, Glenn	x			
Terry, Leslie	x			

HEARINGS

3. Hearing to consider a request by **CONCHAL ENTERPRISES, LLC** for a Tentative Parcel Map (CO15-0008) to subdivide an existing approximately 0.57 acre (24,985 square feet) parcel into three parcels of 9,653 square feet (Lot 1), 7,630 square feet (Lot 2), and 7,702 square feet (Lot 3), for the purpose of sale and/or development. The site is currently developed with one single family residence with an attached garage, accessed by an existing driveway from Casitas Lane. An additional driveway will be constructed to provide shared access to proposed Lots 2 and 3 from Casitas Lane. The Tentative Parcel Map includes road improvements along the Casitas Road frontage and two new underground drainage basins to collect runoff for Lots 2 and 3. The site is within the Residential Single Family land use category, approximately 150 feet north of the intersection of Casitas Lane and Highway 1 (Cienaga Street) in the community of Oceano. The site is in the San Luis Bay Inland South sub area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 15 categorical exemption was issued for the project.

County File Number: SUB2014-00041

Supervisory District: 4

Project Manager: Megan Martin

Assessor Parcel Number: 062-305-014

Date Accepted: April 21, 2015

Recommendation: Approval

Megan Martin, Project Manager: presents staff report via power point. Also, reviews the revised conditions supplied by Public Works before the hearing, adding new Condition 4 and Condition 6, read into the record and deleting Condition 22.

Lyn Marie, neighbor: speaks to her retaining wall and requests an engineering report also, discusses her view on the proposed project.

Megan Martin, Project Manager: responds to public comment.

Terry Wahler, Planning Staff: states additional comments to public comment.

Glenn Marshall, Public works: questions if it is a retaining wall with Ms. Marie responding. Discusses additional revisions to Condition 4b and reads revision into the record.

The Subdivision Review Board approves Document Number: 2015-008_SRB granting Tentative Parcel Map (SUB2014-00041/CO15-0008) to CONCHAL ENTERPRISES, LLC based on Findings A through J. in Exhibit A and subject to the Revised Conditions 1 through 29 in Exhibit B; including and NEW Condition 4 (with 4a & 4b), with renumbering as needed, to read " The applicant shall reserve the following private easements by certificate on the map or by separate document, as necessary: 4a. A shared private access and utility easement in favor of Parcels 2 and 3 with a minimum width as required by Five Cities Fire Authority with additional width as necessary to include all elements of the roadway prism including a cul-de-sac or other fire agency approved road terminus. 4b. A shared private drainage easement in favor of Parcels 1, 2 and 3 with a minimum area as shown on County Public Works D-1 series standard drawings plus that necessary to include all drainage appurtenances (basins, inlets, culverts, swales, etc)." adding NEW Condition 6 (with 6a ; 6b and 6c) to read " Prior to map recordation the developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure inspection, operation, and maintenance of the following improvements: 6a. The shared private access road serving parcels 2 and 3. 6b. The private storm water treatment facilities for public or common area improvements (if required) as stipulated in the "Private Stormwater Conveyance Management and Maintenance System" exhibit. 6c. The private storm drainage basins, inlets, pipes, fences, related landscaping and

other appurtenances (if required) for public or common area improvements." and the Deletion of Condition 22 with re-numbering as needed. adopted.

Motion by: Glenn Marshall

Second by: Aeron Arlin-Genet

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Marshall, Glenn	x			
Terry, Leslie	x			

PLANNING STAFF UPDATES

4. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: August 3, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the August 3, 2015 Subdivision Review Board meeting.